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FILED & ENTERED

MAY 05 2025

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY deramus DEPUTY CLERK

8 UNITED STATES BANKRUPTCY COURT

9 CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

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11 In re
12 KRISTINA LYNN SMITH,
13
14 Debtor.

Case No. 8:24-bk-12527-TA

Chapter 7

ORDER GRANTING APPLICATION BY
CHAPTER 7 TRUSTEE TO EMPLOY
REAL ESTATE AGENT

[Unopposed Motion – No Service of Proposed
Order or Lodgment Period Required Pursuant
to LBR 9021-1(b)(4)]

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20 The Court has read and considered the Chapter 7 Trustee's Application to Employ Clarence
21 Yoshikane of BHHS / Berkshire Hathaway HomeServices CA Properties as the Trustee's Real
22 Estate Agent ("Application") filed on April 11, 2025 as Docket No. 67. It appearing that no
23 opposition has been filed and good cause has been shown, the Court makes its Order as follows:

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1 IT IS ORDERED:

- 2 1. The Application is approved;
- 3 2. The Trustee is authorized to employ Clarence Yoshikane of BHHS / Berkshire Hathaway
- 4 HomeServices CA Properties as the Estate's Real Estate Agent ("Agent") to market and
- 5 sell real property, located at 27591 Kathy Ct., Laguna Niguel, CA 92677 ("Property"), on
- 6 the terms and conditions set forth in the Application;
- 7 3. Agent's fees and costs are to be paid as set forth in the Application and upon further
- 8 application and approval of this Court; and
- 9 4. Trustee is empowered to execute the Listing Agreement.

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23 Date: May 5, 2025

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Theodor C. Albert
United States Bankruptcy Judge